



**APPROVED** Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Wednesday, October 15, 2014, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

**PRESENT:** Chairman Manion, Members Kalina, Leider, Van de Kerckhove and Bichkoff.

**ALSO PRESENT:** Steve McNellis, Director of Community & Economic Development

**ABSENT:** Trustee Liaison Brandt.

**CALL TO ORDER:** **Chairman Manion** called the meeting to order at 7:00 p.m.

**1.0 ROLL CALL**

The roll was called by **Director McNellis** and **Chairman Manion** declared a quorum to be present.

**2.0 APPROVAL OF MINUTES**

2.1 Approval of the Minutes related to the Zoning Board Meeting held on Tuesday, August 12, 2014.

**Member Van de Kerckhove** moved and **Member Leider** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board, as submitted. The motion passed unanimously by voice vote.

Approval of the Minutes related to the Zoning Board meeting held on Tuesday, September 9, 2014.

**Member Van de Kerckhove** moved and **Member Leider** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board, as submitted. The motion passed unanimously by voice vote.

**3.0 ITEMS OF GENERAL BUSINESS:**

3.1 PUBLIC HEARING regarding consideration of amendments to Land Use recommendations for three focus areas in the Lincolnshire Comprehensive Plan (Village of Lincolnshire).

**Chairman Manion** recessed the Zoning Board meeting and opened the Public Hearing.

**Director McNellis** presented Staff's memorandum and noted specific Focus Areas of the Comprehensive Plan that were to be discussed. He noted that this discussion about amending the Comprehensive Plan began with a June Workshop the Board had with Staff. At the September Zoning Board meeting, the areas for discussion regarding amendments were discussed. There were four Focus Areas discussed then, and it was noted most of them have development pressure on them.

**Director McNellis** went on to note that at the August Zoning Board meeting, the Board determined that Focus Area #3, located at the southeast corner of Rt.'s 22 and 21 did not require amending. This was due to several reasons, including; no clear direction to alter the currently-proposed land use; no development pressure on the site; and a desire to limit the number of Focus Areas to insure a more balanced development pattern moving forward. Director McNellis went on to describe the three remaining Focus Areas, and the basic concepts incorporated since the last meeting.

**Director McNellis** began by stating Staff had added and defined a new Land Use Classification, called Arterial Mixed Use. This was necessary due to the fact that the Mixed-Use land use recommendations for Focus Areas 1 and 2 could not be accommodated with the existing Mixed Use Village Core classification. Director McNellis read the new definition for the Zoning Board. He noted that this classification is proposed only for Focus Areas 1 and 2. **Member Kalina** inquired if the Zoning Board had decided in August that these areas needed to be Mixed Use? Director McNellis noted the idea is to select a general Land Use classification for each Focus Area and then drill down to the details of the appropriate land use details for each specific Focus Area. The Zoning Board expressed their satisfaction with the proposed language, as presented, with no further revisions.

**Director McNellis** began with Focus Area #1 (aka Critical Area #4 in the East Sector). This is the 20+ acre Aon-Hewitt Tollway campus location. He presented the revisions Staff had made and included an update on the current status of the property. He further noted the Recommended Land Use had been revised from Professional office to Arterial Mixed Use, and subsequently read the Future land Use recommendation.

**Member Kalina** stated he is comfortable with the recommended revisions, as written. **Member Bichkoff** noted it is consistent with what was discussed in August. **Director McNellis** inquired if the Zoning Board is in agreement that if rather than a mixed use designation only one land use were to be considered for the whole property, it should be Professional office. **Member Leider** stated he thought the Zoning Board would be open to suggestions. However, in reality, given the property size there would likely be other uses.

**Member Van de Kerckhove** asked what if someone wants to build multi-family only? To which Director McNellis noted that would go against our Comprehensive Plan and would need further vetting by the Village Board. However, he noted its highly unlikely the Village Board or residents would want to see all multi-family there. **Chairman Manion** inquired as to whether or not it could be all apartments. To which Director McNellis stated Staff is proposing a broader description of multi-family than that. Staff's position at this time is to let Developers know the Village Board's current position is they don't want apartments. **Member Van de Kerckhove** asked what if someone wants to build a retirement complex? **Member Leider** stated that ultimately we want to see this large property diversified in its uses when developed, but we also want to ensure the density wouldn't be problematic to schools.

**Director McNellis** stated if there is a unique commercial use that doesn't take away from Milwaukee Avenue and preserves trees, perhaps the Zoning Board would like to preserve the ability to have that unique use. He further noted that any commercial on this property that is not unique, should then be limited to a supporting commercial use that serves only the immediate Tollway intersection area.

**Member Leider** asked if the Zoning Board felt it best to leave in the last sentence in the proposed revised language regarding if there were only one use, it should be office. **Chairman Manion** stated he believes it should stay. Besides, it is what likely would end up there anyway. **Director McNellis** inquired if the Zoning Board believes the Land Use Recommendation requires any other statements to make it clear a specific use is embraced or not embraced? To which the Zoning Board responded No. **Director McNellis** finished by stating tree preservation along Rt. 22 and the Tollway is important. Removing trees for some visibility is ok, but major tree stands should remain.

**Director McNellis** moved on to Focus Area #2 (aka Critical Area #6 in the Village Core Sector). This is the southwest corner of Rt. 22 and Milwaukee Avenue. He presented the revisions Staff had made and included an update on the current status of the property. He further noted the Recommended Land Use had been revised from Planned Commercial Development to Arterial Mixed Use, and subsequently read the Future land Use recommendation. He further noted this Focus Area was previously discussed only as commercial, however, Staff believes it should incorporate other potential uses such as office and multi-family. He also noted that past and recent proposals on this site generally have had multiple uses in their plan.

**Chairman Manion** stated he felt the Zoning Board should leave this recommendation more open, in terms of uses, than the recommendation for Focus Area #1. **Director McNellis** stated Staff is not talking about a specific type of housing product when we speak about multi-family. I could be all types, such as townhouses, apartments, condos, etc. he further noted leaving it this broad is helpful given the Comprehensive Plan is in place for a long time and that as time passes, preferences may change. However, at this time, Staff's understanding is the Board does not find apartments acceptable, but perhaps townhomes would be if there are no major impacts on the schools. **Chairman Manion** noted apartments today are not what people have thought of as a bad use in the past. He also noted renters today are renters by choice. **Member Leider** stated if someone wants to build high-end apartments, in a reasonable and balanced size, maybe some consideration should be given.

**Chairman Manion** noted multi-family is the hottest commercial real estate out there at the moment. Millennials are most interested in renting. He noted the Astellas campus in Glenview as an example of an apartment building boom. **Member Kalina** asked Chairman Manion how long is the multi-family boom cycle expected to last. To which Chairman Manion responded there used to be 7-8 year cycles, but this could be even longer.

**Director McNellis** moved on to the third Focus Area, known as Focus Area #4 (aka Critical Area #5 in the South Sector). This is the 20 acres at the north end of Sedgebrook, with Milwaukee Avenue access. He presented the revisions Staff had made and included an update on the current status of the property. He further noted the original Sedgebrook property had been subdivided into two lots in the past year. He further noted the Recommended Land Use remained Attached Residential, but the requirement that this be a Continuing Care Retirement Community (CCRC) is proposed to be removed. **Chairman Manion** inquired if access to the site would only be by the current Riverside Road realigned to make a four-way intersection with Tower Parkway. To which Director McNellis responded affirmatively and noted the idea is to maintain very few curb cuts in this area. **Chairman Manion** noted that is why this area would be perfect for townhouses.

**Director McNellis** noted there are two land use recommendations presented for the Zoning Board to consider here. He further noted a number of options were discussed at the last Zoning Board meeting, and at that meeting some thought perhaps the possibility of commercial uses should be retained here as an accessory use. Staff would propose that the Attached Residential designation, with or without commercial, should not be age-restricted and that the recommendation should be for a continuation of purpose-built owner-occupied homes, given the surrounding land uses to the north and south.

**Chairman Manion** suggested he was more supportive of an all Attached-residential designation, and that a townhouse project here is not a bad idea.

**Member Kalina** noted there is another option for this Focus Area, and he was wondering if the Zoning Board should pick one. To which **Director McNellis** stated Yes, and clarified that the second option also permitted commercial as a secondary use in the Focus Area. **Director McNellis** went on to note Staff's only concern is that on a 20-acre piece of land, with a reasonable-sized residential townhouse community, you would only have about 5 acres of marginal commercial area at most, with the berm having to be removed and probably ending up with a small strip commercial center.

**Member Kalina** noted that when he thought of that part of the Village, he thinks residential. **Chairman Manion** noted its really perfect for housing. **Director McNellis** stated Staff believes it is best to concentrate new commercial in areas where we currently have vacant spaces in buildings. **Member Kalina** agreed it should be residential only. **Director McNellis** also noted if an appropriate development that's not residential were to come up, the Village Board could go against the Comprehensive Plan, as it is a vision for the community, and not binding. Besides, times change and different uses may be appropriate in the future. **Member Leider** stated he is comfortable moving ahead. **Members Van de Kerckhove and Bichkoff** agreed. **Chairman Manion** asked if anyone objected to any of what had been discussed, to which the consensus was there were no objections.

**Chairman Manion** asked if there were any public comment for the record. Chairman manion noted there was no one in the audience. There being no public comment, **Chairman Manion** closed the Public Hearing and reconvened the Zoning Board meeting.

There was a consensus among the members in support of this request, and the following motion was read:

***Member Bichkoff** moved and **Member Leider** seconded a motion, to recommend approval to the Village Board, based on facts covered in a Public Hearing held on October 15, 2014, of amendments to Land Use recommendations for three Focus Areas in the Lincolnshire Comprehensive Plan, as presented in Staff's memorandum dated October 15, 2014, and further subject to the recommended language for Focus Area #4 (aka Critical Area #5 in the South Sector) be the Residential-Only option.*

*The motion passed unanimously by voice vote.*

- 4.0 UNFINISHED BUSINESS (None)
- 5.0 NEW BUSINESS (None)
- 6.0 CITIZENS COMMENTS (None)
- 7.0 ADJOURNMENT

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Kalina** moved, and **Member Leider** seconded the motion to adjourn. The meeting adjourned at 7:44 p.m.

Minutes Submitted by Steve McNellis, Director of Community & Economic Development